

# Table M Land Residual

		Sum of Land Residuals	Sum of Effective Front Feet	Indicated Front Foot Value	Number of sales
Ottawa	M01 MISC 16TH TO 32ND EAST OF US-31	\$191,145	438	\$436	3
Ottawa	M02 KENWOOD HEIGHTS	\$243,696	478	\$510	4
Ottawa	M03 FARINGTON CONDOS	\$135,304	0	\$22,551	6
Ottawa	M04 SUBURBAN HEIGHTS	-	-	-	0
Ottawa	M05 BEECH CREEK ESTATES	\$112,808	278	\$406	3
Ottawa	M06 EAST PT RIDGE	\$113,765	0	\$28,441	4
Ottawa	M07 QUARTERLINE XING CONDO	\$130,014	0	\$26,003	5

	Sum of Land Residuals	Sum of Effective Front Feet	Indicated Front Foot Value	Number of sales	2023	2022	2021
M01 'A' (Main)	\$191,145	438	\$436	3	Use \$400/FF Use \$25,000/Site Use \$550/FF Use \$500/FF Use \$21,000/SITE Use \$150/FF Use \$25,000/Site Use \$200/FF Use \$400/FF Use \$28,000/SITE Use \$26,000/SITE	Use \$350/FF Use \$24,000/FF Use \$550/FF Use \$450/FF Use \$18,000/SITE Use \$150/FF Use \$200/FF Use \$400/FF Use \$28,000/SITE Use \$26,000/SITE	Use \$280/FF Use \$22,500/Site Use \$520/FF Use \$380/FF Use \$15,000/SITE Use \$125/FF Use \$380/FF Use \$400/FF Use \$27,000/SITE Use \$25,000/SITE
M01 'A' (Site)	-	-	-	-			
M01 'B' (QT Crossing)	-	-	-	-			
M02 'A' (Base)	\$243,696	478	\$510	4			
M03 'A' (Base Site)	\$135,304	-	\$22,551	6			
M04 'A' (M0408/Subrn Hts Site)	-	-	-	-			
M04 'B' (M0401)	-	-	-	-			
M05 'A' (Base)	\$112,808	278	\$406	3			
M06 'A' (Base Site)	\$113,765	-	\$28,441	4			
M07 'A' (Base Site)	\$130,014	-	\$26,003	5			

Total Sales in Table 25 Sums >> \$5,805,500 \$2,249,000 38.74% \$5,708,507 \$926,732 \$829,739

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Land Table	Effec. Front	Depth	Net Acres	Old FF Effic. Rate	Dollars/FF	New lot value	Difference Previous	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale
70-16-27-472-002	364 HARBORTOWN CT	3/7/2022	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$140,700	31.27	\$417,803	\$73,976	\$41,779	M01 MISC 16TH TO 32ND EAST OF US-31	119.40	82.70	0.28	\$350	\$620	\$52,107	\$10,328	147.43	M01	2022/0009237	0
70-16-26-300-065	1283 E 16TH ST	12/1/2020	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$81,000	39.51	\$241,508	\$16,929	\$53,437	M01 MISC 16TH TO 32ND EAST OF US-31	152.70	297.00	0.9	\$350	\$611	\$66,639	\$13,202	132	M01	2020/0055076	0
70-16-26-300-018	1245 E 16TH ST	1/11/2022	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$66,400	27.67	\$197,829	\$100,240	\$58,069	M01 MISC 16TH TO 32ND EAST OF US-31	165.90	319.00	1.06	\$350	\$604	\$72,399	\$14,330	144	M01	2022/0001942	0
70-16-34-452-012	942 KENWOOD DR	12/30/2021	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$108,500	34.44	\$254,071	\$115,777	\$54,848	M02 KENWOOD HEIGHTS	121.90	170.40	0.57	\$450	\$950	\$62,122	\$7,274	62	M02	2022/0001014	0
70-16-34-451-004	1015 KENWOOD DR	11/23/2020	\$297,000	WD	03-ARM'S LENGTH	\$297,000	\$110,800	37.31	\$338,921	\$12,402	\$54,323	M02 KENWOOD HEIGHTS	120.70	175.50	0.43	\$450	\$103	\$61,510	\$7,187	132.3	M02	2020/0055940	0
70-16-34-451-004	1015 KENWOOD DR	3/2/2022	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$113,600	33.41	\$338,921	\$55,402	\$54,323	M02 KENWOOD HEIGHTS	120.70	175.50	0.43	\$450	\$459	\$61,510	\$7,187	132.3	M02	2022/0008521	0
70-16-34-453-011	697 MORNINGSIDES DR	7/23/2020	\$222,200	WD	03-ARM'S LENGTH	\$222,200	\$92,700	41.72	\$213,799	\$60,115	\$51,714	M02 KENWOOD HEIGHTS	114.90	164.70	0.42	\$450	\$523	\$58,554	\$6,840	110	M02	2020/0030863	0
70-16-27-380-001	300 FARINGTON BLVD	5/28/2021	\$122,500	WD	03-ARM'S LENGTH	\$122,500	\$47,300	38.61	\$130,965	\$9,535	\$18,000	M03 FARINGTON CONDOS	0.00	0.00	0	#DIV/0!	#DIV/0!	\$ -	-\$18,000	0	M03	2021/0028958	0
70-16-27-380-008	300 FARINGTON BLVD	4/1/2021	\$125,500	WD	03-ARM'S LENGTH	\$125,500	\$47,600	37.93	\$122,802	\$20,698	\$18,000	M03 FARINGTON CONDOS	0.00	0.00	0	#DIV/0!	#DIV/0!	\$ -	-\$18,000	0	M03	2021/0017791	0
70-16-27-380-031	300 FARINGTON BLVD	3/24/2022	\$166,000	WD	03-ARM'S LENGTH	\$166,000	\$47,000	28.31	\$122,340	\$61,660	\$18,000	M03 FARINGTON CONDOS	0.00	0.00	0	#DIV/0!	#DIV/0!	\$ -	-\$18,000	0	M03	2022/0011372	0
70-16-27-380-036	300 FARINGTON BLVD	3/11/2022	\$132,600	WD	03-ARM'S LENGTH	\$132,600	\$51,200	38.61	\$133,613	\$16,987	\$18,000	M03 FARINGTON CONDOS	0.00	0.00	0	#DIV/0!	#DIV/0!	\$ -	-\$18,000	0	M03	2022/0010810	0
70-16-27-380-046	300 FARINGTON BLVD	9/4/2020	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$41,500	34.58	\$121,671	\$16,329	\$18,000	M03 FARINGTON CONDOS	0.00	0.00	0	#DIV/0!	#DIV/0!	\$ -	-\$18,000	0	M03	2020/0038488	0
70-16-27-380-060	300 FARINGTON BLVD	6/19/2020	\$123,900	WD	03-ARM'S LENGTH	\$123,900	\$46,100	37.21	\$131,805	\$10,095	\$18,000	M03 FARINGTON CONDOS	0.00	0.00	0	#DIV/0!	#DIV/0!	\$ -	-\$18,000	0	M03	2020/0024844	0
70-16-34-454-004	736 BEECH CREEK DR	10/15/2021	\$328,500	WD	03-ARM'S LENGTH	\$328,500	\$109,100	33.21	\$317,346	\$47,784	\$36,630	M05 BEECH CREEK ESTATES	91.60	121.00	0.25	\$400	\$522	\$37,156.00	\$526	90.1	M05	2021/0052078	0
70-16-34-454-012	743 BEECH CREEK DR	7/17/2020	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$135,200	42.92	\$319,516	\$32,683	\$37,199	M05 BEECH CREEK ESTATES	93.00	127.00	0.26	\$400	\$351	\$37,724	\$525	90.7	M05	2020/0029476	0
70-16-34-454-009	719 BEECH CREEK DR	10/15/2021	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$168,200	41.02	\$415,076	\$32,341	\$37,417	M05 BEECH CREEK ESTATES	93.50	130.00	0.3	\$400	\$346	\$37,927	\$510	68.7	M05	2021/0052324	0
70-16-26-377-702	1375 EAST POINTE RDG	6/12/2020	\$221,000	WD	03-ARM'S LENGTH	\$221,000	\$111,200	50.32	\$246,290	\$2,710	\$28,000	M06 EAST PT RIDGE	0.00	0.00	0	#DIV/0!	#DIV/0!	\$0	-\$28,000	0	M06	2020/0023705	0
70-16-26-377-711	1357 EAST POINTE RDG	7/9/2021	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$115,300	43.51	\$244,292	\$48,708	\$28,000	M06 EAST PT RIDGE	0.00	0.00	0	#DIV/0!	#DIV/0!	\$ -	-\$28,000	0	M06	2021/0036830	0
70-16-26-377-716	1356 EAST POINTE RDG	10/29/2021	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$99,600	39.06	\$238,346	\$44,654	\$28,000	M06 EAST PT RIDGE	0.00	0.00	0	#DIV/0!	#DIV/0!	\$ -	-\$28,000	0	M06	2021/0056537	0
70-16-26-377-721	1380 EAST POINTE RDG	3/4/2022	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$123,200	47.38	\$270,307	\$17,693	\$28,000	M06 EAST PT RIDGE	0.00	0.00	0	#DIV/0!	#DIV/0!	\$ -	-\$28,000	0	M06	2022/0009313	0
70-16-26-387-705	308 NORTHEAST XING	1/20/2021	\$177,500	WD	03-ARM'S LENGTH	\$177,500	\$75,800	42.70	\$179,984	\$23,516	\$26,000	M07 QUARTERLINE XING CONDO	0.00	0.00	0	#DIV/0!	#DIV/0!	#N/A	#N/A	0	M07	2021/0007519	0
70-16-26-387-708	314 NORTHEAST XING	4/9/2020	\$177,900	WD	03-ARM'S LENGTH	\$177,900	\$79,600	44.74	\$187,435	\$16,465	\$26,000	M07 QUARTERLINE XING CONDO	0.00	0.00	0	#DIV/0!	#DIV/0!	#N/A	#N/A	0	M07	2020/0014088	0
70-16-26-387-712	1387 QUARTERLINE CMNS	4/13/2020	\$155,900	WD	03-ARM'S LENGTH	\$155,900	\$75,300	48.30	\$178,758	\$3,142	\$26,000	M07 QUARTERLINE XING CONDO	0.00	0.00	0	#DIV/0!	#DIV/0!	#N/A	#N/A	0	M07	2020/0014505	0
70-16-26-387-713	1385 QUARTERLINE CMNS	11/29/2021	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$85,800	41.85	\$181,065	\$49,935	\$26,000	M07 QUARTERLINE XING CONDO	0.00	0.00	0	#DIV/0!	#DIV/0!	#N/A	#N/A	0	M07	2021/0061023	0
70-16-26-387-743	299 NORTHWEST XING	4/1/2021	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$76,300	43.60	\$164,044	\$36,956	\$26,000	M07 QUARTERLINE XING CONDO	0.00	0.00	0	#DIV/0!	#DIV/0!	#N/A	#N/A	0	M07	2021/0019721	0